

Revised

CASE # C15-2011-0126

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 8213 Belclaire Lane
LEGAL DESCRIPTION: Subdivision – Beaconridge III

Lot(s) 37 Block H Outlot _____ Division _____

I/We Gretchen Lang & David Pedersen on behalf of myself/ourselves as authorized
agent for

8213 Belclaire Lane that on September 23rd, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT__ ATTACH__ COMPLETE__ REMODEL X MAINTAIN

A fence of 8 ft. in height

in a residential district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

6 ft does not give our property reasonable privacy

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

This property has a 2 ft drop in grade.

This property has a hot tub.

I was told by my neighbor that her neighbor can see everything we do and watches me from his bedroom window

Level of the ground is built up on this neighbors side of the fence to accommodate an in ground pool gone derelict, which recently was buried.

Bulldozer hit the fence while burying the fence which required it to be replaced.

We replaced the fence at no cost to this neighbor with an 8ft fence to insure privacy for both.

Before the 8ft fence this neighbor could look over our fence and talk to me with no problem because of the ground being higher.

- (b) The hardship is not general to the area in which the property is located because:

Letter of consent not provided by neighbor

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Will remain residential still within character of the area

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with

respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____

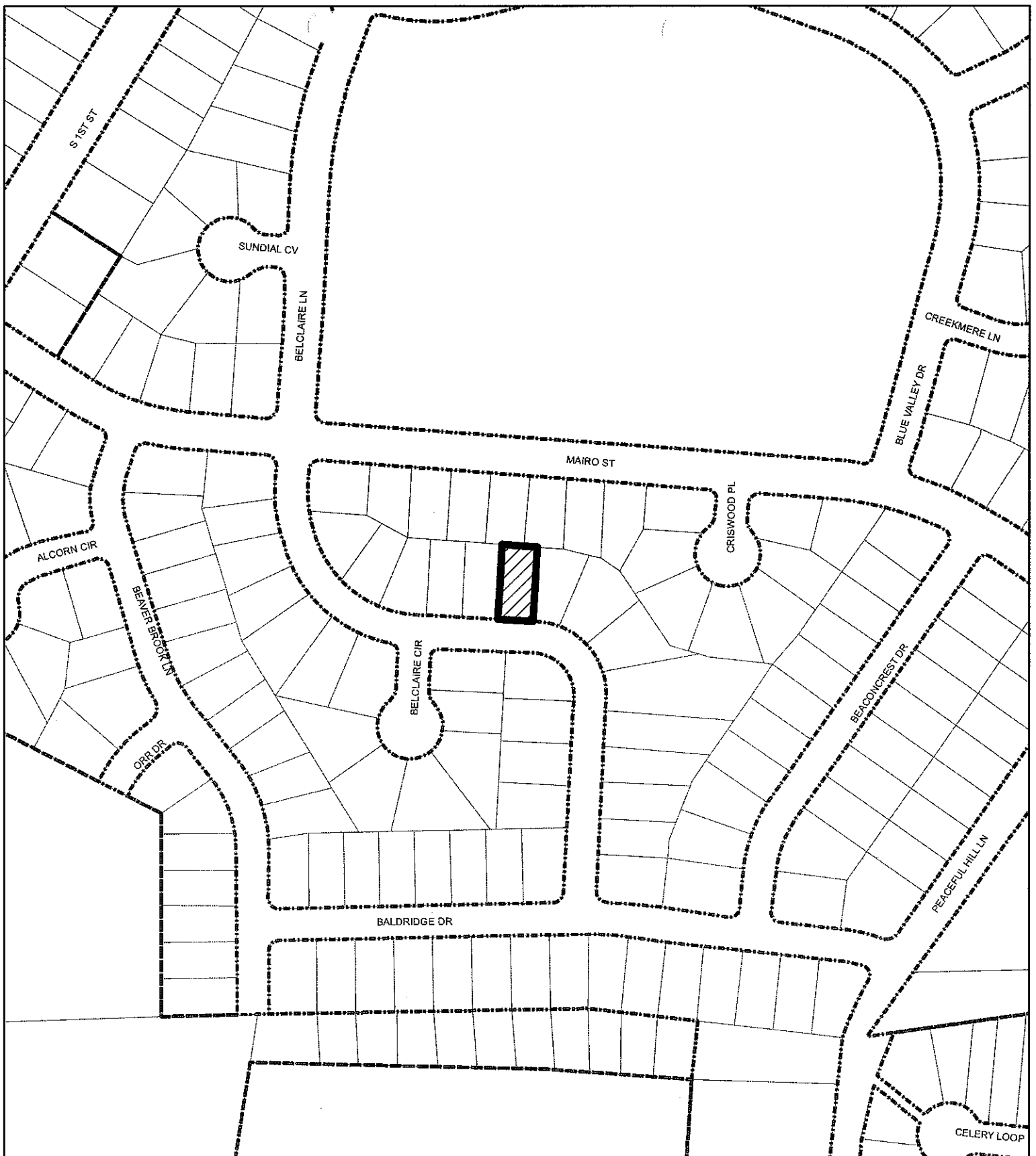
Mail Address 8213 Belclaire Lane

City, State & Zip Austin, TX 78748

Printed Gretchen Lang Phone 512-292-2548 Date September 23, 2011

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____



SUBJECT TRACT



ZONING BOUNDARY

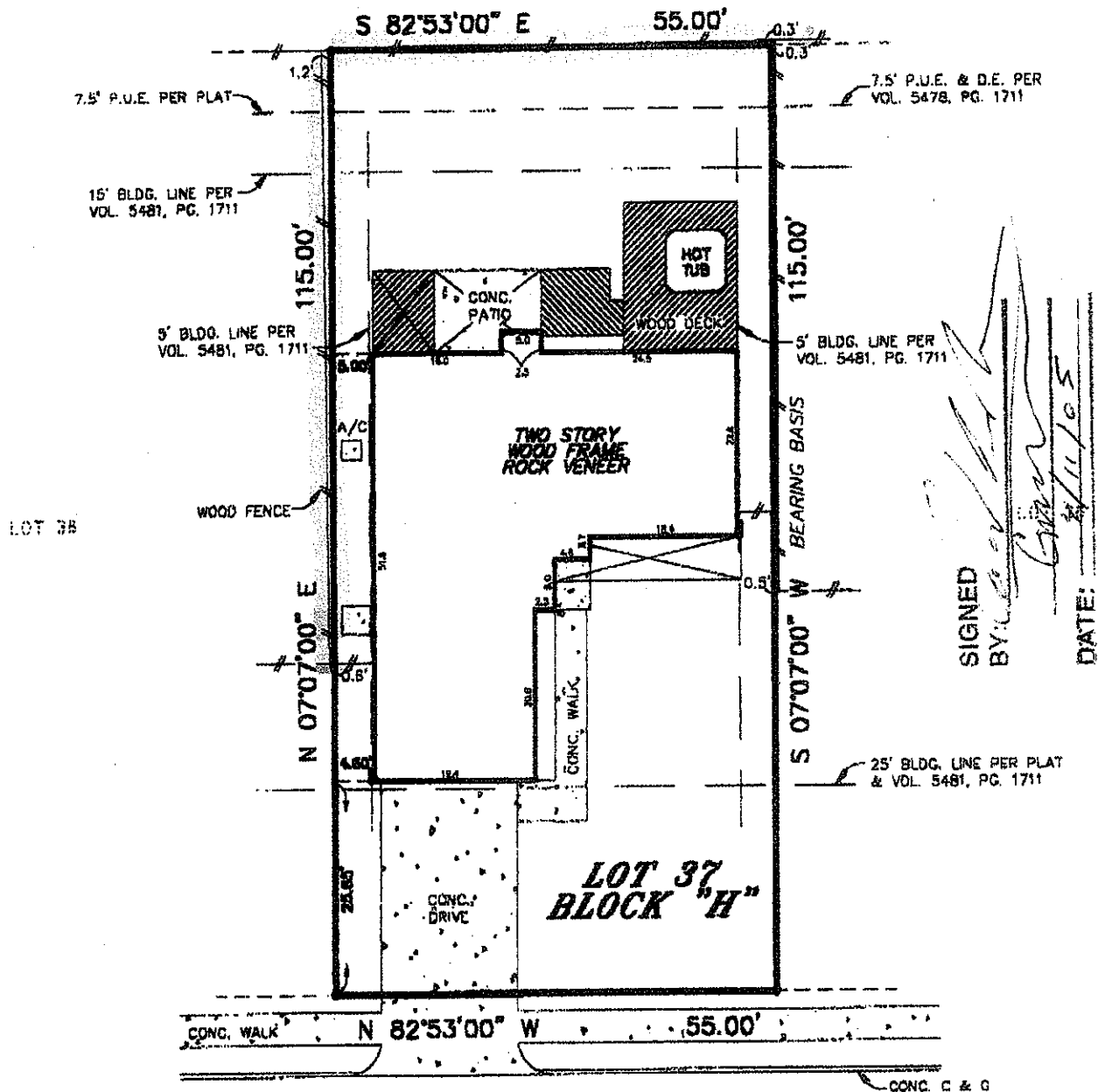
CASE#: C15-2011-0126
LOCATION: 8213 Belclaire Lane



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

BEACONHILLS I
BK. 68, PG. 45



SIGNED
BY: *[Signature]*
DATE: 4/11/05

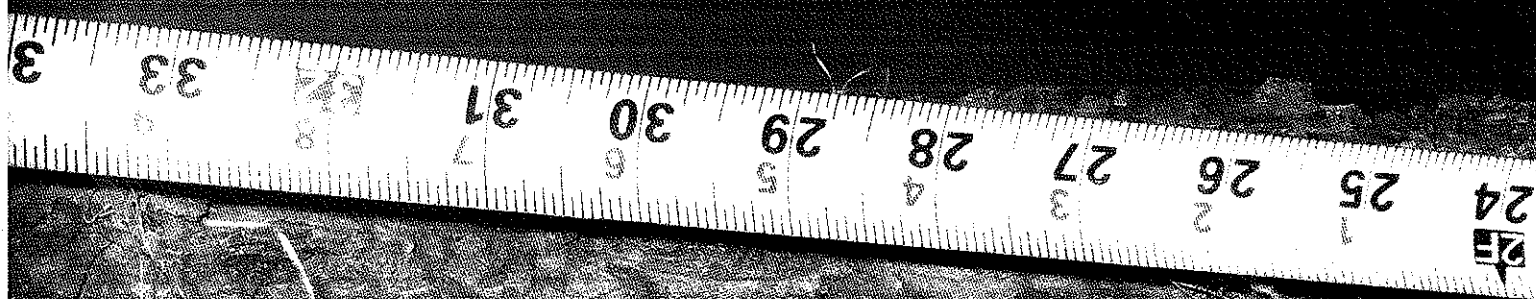
BELCLAIRE LANE
(50' ROW)

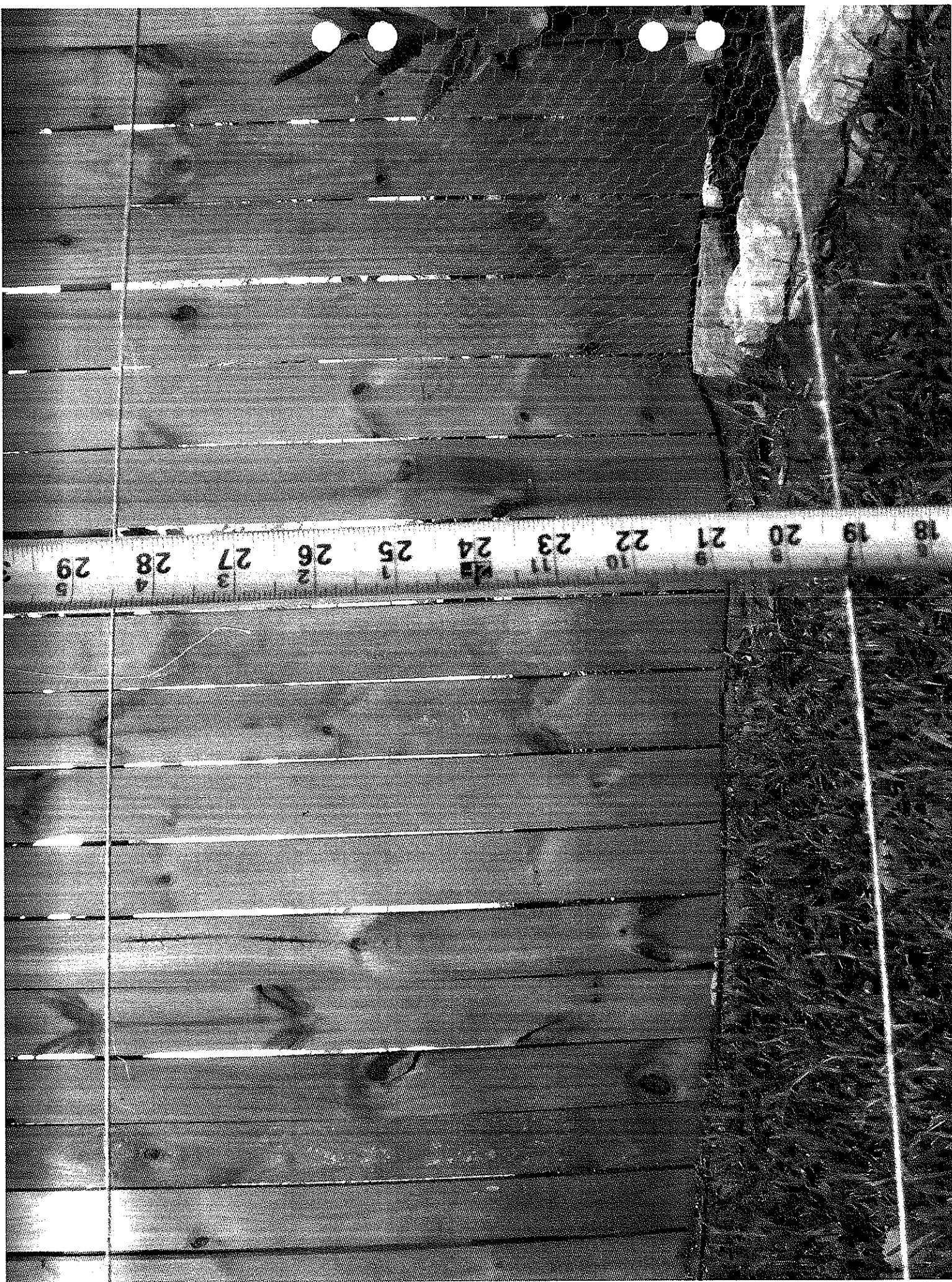




















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ROW-10661165

TP- 042513-04-37

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ERECT __ ATTACH __ COMPLETE __ REMODEL X MAINTAIN

A fence of 8 ft. in height along the
west side and near
property line.

in a residential district.
(zoning district)

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City, State & Zip Austin, TX 78748

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Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

**GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST
TO THE BOARD OF ADJUSTMENT**